

DOUGLAS COUNTY, NV **2024-1012236**
RPTT:\$37440.00 Rec:\$40.00
\$37,480.00 Pgs=3 **09/16/2024 08:54 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1318-09-810-110
R.P.T.T.: \$37,440.00
Escrow No.: 24044441-DR
When Recorded Return To:
Lakeshore Villas, LLC a Nevada Limited
Liability Company
PO Box 12123
Zephyr Cove, NV 89448

Mail Tax Statements to:
Lakeshore Villas, LLC a Nevada Limited
Liability Company
PO Box 12123
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wade Investment Company II, LLC, A Delaware Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Lakeshore Villas, LLC a Nevada Limited Liability Company

all that real property situated in the County of Douglas , State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Dated this 11 day of September, 2024.

Wade Investment Company II, LLC, A Delaware Limited Liability Company

BY: [Signature]
Matthew P. Wade
Chief Executive Officer

STATE OF ~~NEVADA~~ New York (NY)

COUNTY OF Dutchess

This instrument was acknowledged before me on this 11 day of September, 2024 by Matthew P. Wade, as Chief Executive Officer of Wade Investment Company II, LLC, A Delaware Limited Liability Company.

[Signature]
Notary Public

MELISSA G DEGIGLIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE0016887
Qualified in Dutchess County
My Commission Expires 11-26-2027

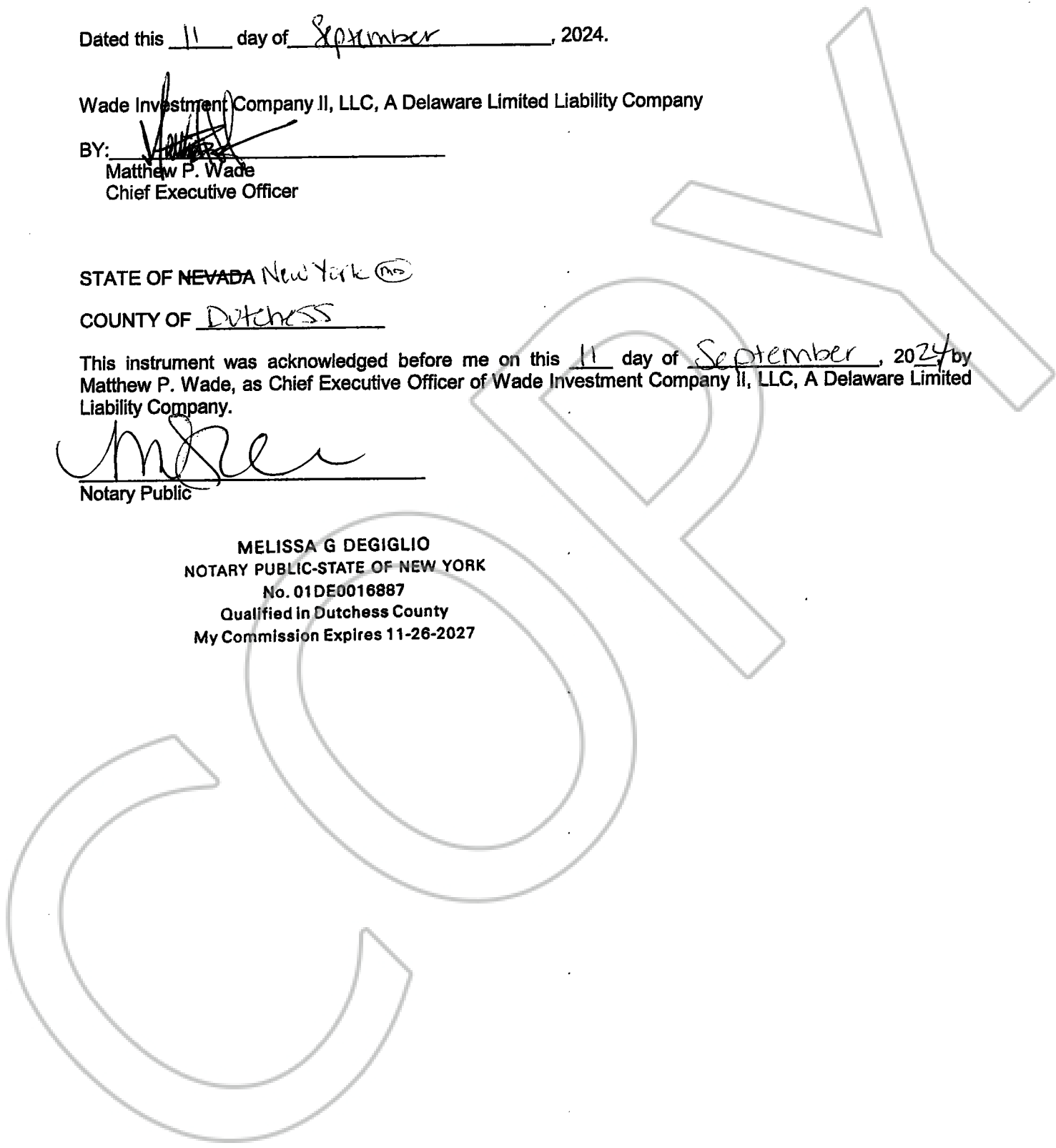


EXHIBIT "A"

A Parcel of land located within a portion of Section 9, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, described as follows:

A portion of Lots 6 and 7, of Block C, as shown on that certain Amended Map of Subdivision No. 2, of Zephyr Cove Properties, Inc., recorded August 5, 1929, as File No. 267, Official Records of Douglas County, Nevada, along with, per NRS 321.595, that portion of land extending lakeward to the boundary of the bed of Lake Tahoe, defined as being at the elevation of 6223 feet, Lake Tahoe Datum, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 7, Block C, said corner being on the Westerly right-of-way line of Lake Shore Blvd.;

thence along said Westerly right-of-way line, South 36°22'35" East, 58.52 feet;
thence leaving said Westerly right-of-way line, on an existing rock wall, the following courses:

South 29°27'58" West, 1290 feet;
South 19°39'36" West, 9.65 feet;
South 30°30'34" West, 51.10 feet;
North 66°18'16" West, 10.34 feet;
South 28°36'51" West, 23.06 feet;
South 03°28'32" East, 6.82 feet;
South 42°42'57" West, 25.86 Feet;

thence leaving said rock wall, South 38°08'03" West, 55.65 feet;
thence South 30°16'09" East, 9.64 feet;
thence South 59°43'51" West 6.79 feet, more or less, to a point on the approximate Low Water Line of Lake Tahoe, at an elevation of 6223 feet, Lake Tahoe Datum;
thence along said approximate Low Water Line, North 45°47'09" West, 62.55 feet to the point of intersection of said approximate Low Water Line with the Southwesterly prolongation of the Westerly line of said Lot 7;
thence along said prolonged line, North 34°51'48" East, 203.52 feet to THE POINT OF BEGINNING.

The basis of bearing of this description is North 84°45'00" West along the Southerly right-of-way line of Lake Shore Blvd., as shown on that certain Amended Map of Subdivision No. 2, of Zephyr Cove Properties, Inc., recorded August 5, 1929, as File No. 267, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on April 7, 2006, as Document No. 672391, Official Records.

APN: 1318-09-810-110

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-810-110
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

| FOR RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|------------|
| Document/Instrument No.: | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

3. a. Total Value/Sale Price of Property: \$9,600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$9,600,000.00
 d. Real Property Transfer Tax Due: \$37,440.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wade Investment Company II, LLC, A
Delaware Limited Liability Company
 Address: PO Box 11358
 City: Bakersfield
 State: CA Zip: 93389

Print Name: Lakeshore Villas, LLC a Nevada
Limited Liability Company
 Address: PO Box 12123
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 2404441-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED